



PHAP15-00046

Date: June 6, 2016
Application Type: Certificate of Appropriateness
Property Owner: El Paso Independent School District
Representative: Adrian Stresow
Legal Description: Being 12 Manhattan Heights All of Block (7500 Sq. Ft.), City of El Paso, El Paso County, Texas
Historic District: Manhattan Heights
Location: 3200 Wheeling Avenue
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1920
Historic Status: Landmark
Request: Return of an approved Certificate of Appropriateness for the installation of playground equipment and landscaping to include review of and action on landscaping
Application Filed: 5/23/2016
45 Day Expiration: 7/7/2016

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Return of an approved Certificate of Appropriateness for the installation of playground equipment and landscaping to include review of and action on landscaping

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *Landscaping is an inherent part of a building's siting and design. Good landscaping reinforces the architectural qualities of a structure and its context. When new landscaping is planned, it should be designed to complement the structure and the streetscape. Materials which can be documented as being historic to the area should be given first priority.*
- *Retain mature trees that contribute to the character of the historic district.*
- *Maintain the property's natural topography, and avoid grading that adversely affects drainage and soil stability or could negatively impact existing trees.*
- *Many of the parkways were landscaped originally and therefore landscaping is still recommended as the proper treatment for a parkway. However, in certain cases where issues such as water conservation and maintenance are applicable, some types of hard surface coverings for 100% coverage may be considered on an individual basis by the Historic Landmark Commission. These include materials such as Franklin Mountain stone, landscaping rock, brick and other pavers that might be appropriate to the area. The use of asphalt or concrete to completely pave over the parkway is not appropriate. Keeping the historic character of the landscaping creates a pedestrian-friendly environment and maintains continuity keeping with the character defining features of the district.*
- *Grass and sod may be removed from parkways provided not more than 50% of the area is covered with gravel or other masonry that is made of impervious materials (brick pavers, gravel, and masonry pavers). The remaining 50% must be covered with trees and/or living plants that provide ground cover. Any hardscape must be pervious and laid directly on the soil or on pervious fabric to allow water penetration.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

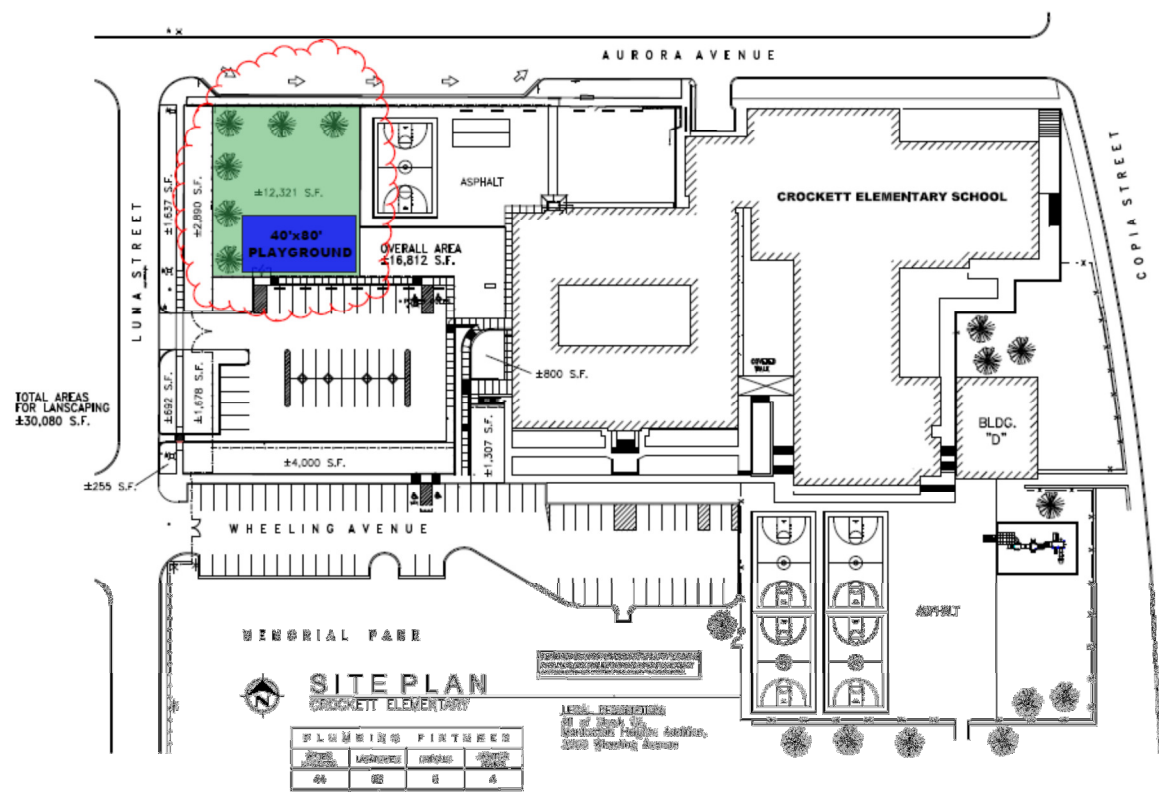
- *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.*

The modifications are that 50% of the parkways be paved or filled with gravel, masonry, rock, or mulch and that the remaining 50% be filled with living plants.

AERIAL MAP



PREVIOUS SITE PLAN



LANDSCAPE PLAN

